

GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Town Planning – Rajahmundry Municipal Corporation - Change of Land Use from Residential use to Central Commercial Use to an extent of 1731.92 Sq. Mtrs. in R.S.No. 127 & 129, Plot Nos. 5, 6, 37 & 38, Opp. FCI Godowns, GNT Road, Rajahmundry - Draft Variation – Confirmed – Orders - Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H1) DEPARTMENT

G.O. Ms.No. 323

Dated:22/08/2012.

Read the following:

- 1) G.O.Ms.No.465 MA., dated:28-10-1975.
- 2) From the Director of Town & Country Planning, Hyderabad Lr. Roc.No.7584/2011/R, dt:04.02.12.
- 3) Govt. Memo No.3754/H1/2012-1, dt:15.05.2012.
- 4) Commissioner of Printing, A.P. Extraordinary Gazette No.297, Part-I, dt:24-05-2012.
- 5) From the Director of Town & Country Planning, Hyderabad Lr. Roc.No.7584/2011/R, dt. 08.08.12.

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ORDER:

The draft variation to the Rajahmundry General Town Planning Scheme, the Master Plan which was sanctioned in G.O. Ms. No. 465 MA., dated 28.10.1975, was issued in Government Memo No.3754/H1/2012-1, Municipal Administration and Urban Development Department, dated.15.05.2012 and published in the Extraordinary issue of A.P. Gazette No. 297, Part-I, dated 24.05.2012. No objections and suggestions have been received from the Public within the stipulated period. The Director of Town and Country Planning, Hyderabad in his letter dt.08.08.2012 has stated that the Commissioner, Rajahmundry Municipal Corporation has informed that the applicant has paid an amount of Rs.69,300/- (Rupees Sixty Nine thousand and Three hundred only) towards conversion / development charges as per G.O.Ms.No.158, dated 22.03.1996. Hence the draft variations are confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

B.SAM BOB

**PRINCIPAL SECRETARY TO GOVERNMENT
(UD)**

To
The Commissioner of Printing, Stationery and Stores Purchase, Hyderabad.
The Director of Town and Country Planning, Hyderabad.
The Regional Deputy Director of Town Planning, Rajahmundry..
The Commissioner, Rajahmundry Municipal Corporation, Rajahmundry.

Copy to:

The individual through the Commissioner, Rajahmundry Municipal Corporation.

The District Collector, East Godavari District.

SF/SC.

//FORWARDED:BY:ORDER//

SECTION OFFICER

APPENDIX
NOTIFICATION

In exercise of the powers conferred by clause (a) of Sub-section 92) of section 15 of the Andhra Pradesh Town Planning Act, 1920 the Government of Andhra Pradesh hereby makes the following variations to the Master Plan of Rajahmundry Municipal Corporation, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No. 297, Part – I, dt. 24.05.2012, as required by clause (b) of the said section.

VARIATION

The site in R.S.No.127 & 129, Plot Nos. 5,6,37&38, Opp. FCI Godowns, GNT Road, Rajahmundry to an extent of 1731.92 Sq. Mtrs., the boundaries which are as shown in the schedule below and which is earmarked for Residential use in the General Town Planning Scheme (Master Plan) of Rajahmundry sanctioned in GO.Ms.No.465, MA dated: 28-10-1975 is now designated for Commercial use by variation of change of land use based on the Council Resolution No. 06/451/2011, dated 17.02.2011 and as the surrounding area is developed with Commercial activity as marked "A,B,C,D" as shown in the revised part proposed land use map G.T.P. No.23/2012/R which is available in Municipal Office, Rajahmundry Municipal Corporation, **subjected to following conditions:**

1. The applicant shall handover the road affected portion under widening of existing road to be widened to 130'-00" through registered gift deed at free of cost.
2. The applicant shall obtain necessary permission from competent authority before development of site under reference.
3. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
4. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
5. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
6. The change of land use shall not be used as the proof of any title of the land.
7. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
8. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North : Existing 9.14 wide road.
East : Existing 9.14 m wide road.
South : Existing 32.7 m wide road to be widened to 39.7 m as per Master Plan.
West : Vacant plot Nos. 4 and 39.

B.SAM BOB
PRINCIPAL SECRETARY TO GOVERNMENT
(UD)

SECTION OFFICER